

BROKERS HOPEFUL

Real Estate Market Improves with the Weather.

BUSINESS GOOD IN SUBURBS

Building Operations Show Increased Activity—April Banner Month in Issue of Permits—Dealer Talks About the Buying of Homes—Some of the Sales of the Past Week.

While the real estate market has been quiet during the week, as compared with last year and two years ago, brokers generally have a more hopeful feeling than at any time since the beginning of the spring months. Several firms report active business, and the impression is that the market will live up to considerable number of good trades have been completed, and the daily list of records show that the real estate men are bringing things to pass in a substantial way.

Building operations are also on the move. A number of the large structures in the business part of the city are making rapid progress, and some nearing completion. The inspector of buildings reported that the month of April had been the banner month of the fiscal year in the number of permits issued and in the cost of the structures to be erected. One interesting fact brought out in his monthly report was that out of 51 permits issued for brick dwellings in April, the estimated cost was \$21,928, as compared with 127 permits in March, with an estimated cost of \$33,500, showing that for the month of April the tendency was distinctly toward higher priced residences. The total figures for the month are regarded as significant by architects and builders, the number of permits issued being 42, and the aggregate estimated cost of construction footing up at \$1,900,000.

Business Moves in Suburbs.

Brokers having charge of the suburban subdivisions report fairly active business. In all directions the sale of lots is going on and preparations are being made to build by many of the purchasers. It was stated yesterday by a broker conversant with conditions in all parts of the District that the coming summer would see probably a large number of cottages erected, beyond what are called the fire limits, than ever before.

The same broker spoke of the movement among persons who have been living in apartment houses for some time, and growing weary of the crowded conditions, are buying homes already built, or are purchasing lots well out of town on which to erect houses of their own. This broker said that families of means were doing this in sufficient numbers to attract attention. He said most of them were willing to sacrifice there were many advantages in a well-appointed place which they would have to forego in going to the suburban section or the suburbs to live. But he said they hoped to make up in the matter of room and better general conditions that they lost in the way of having everything done for them to order, as the broker expressed it.

The broker said the outgoing tenants of the apartment houses who were buying homes would have no perceptible effect upon those properties, as in all the good apartments there were probably two tenants seeking suites to one leaving. This informant thought the average life of contentment in the flat was about four years; then, he said, families who could afford it, went into rented houses, or better yet, bought houses in which to live.

How to Buy a Home.

Conversation drifted from this topic to the manner in which homes could be purchased when the family did not have sufficient money to pay for the property outright. The broker said the usual way was to pay down a substantial amount, say \$3,000, on a house costing \$7,500, and paying off the rest in easy amounts, monthly, quarterly, or twice a year, as might best suit the purchaser. The broker said there was no difficulty in making such an arrangement, if the head of the family had a good position and his earning capacity was equal to the obligation assumed. He said the family usually became interested in paying off the debt, practiced commendable economy, and paid for the property in a few years. He said that the number of families of his acquaintance doing this would startle one not conversant with the facts, and he declared that in instances where the deal was given up after being entered upon, except for death or some real disaster, were remarkably few.

It was the opinion of the broker that a family did not take a greater risk in doing this than was justified, because, if a man could not pay the mortgage, he could make the payments on his purchased property with the same industry, economy, and good management. This broker believed that the purchase of a home by the family was a direct incentive to industry, saving, and consequent respectability.

Suit Entered to Compel Sale.

At different times since January 1 of this year there have been rumors of the sale of property at 1317 and 1319 New York avenue northwest. It has been stated time and again that the deal for it had been consummated, all except the passing of the deeds. Yesterday the facts came out in the filing of a suit to force the fulfillment of the contract. The suit was instituted by Robert M. McBride against Mary K. von Ringhart and others, the petitioner alleging that he paid a deposit of \$500 to bind an agreement to take over the properties. It is alleged that the agreement was that the price of the property should be \$90,000, of which \$25,000 was to be paid in cash and the balance in stated payments. Mr. McBride, through his attorneys, Lambert & Baker, avers that before the expiration of the option he demanded the fulfillment of the contract, which was refused by the defendants.

It was further stated in the petition that Mrs. von Ringhart holds a life interest in the property under the will of Susan W. Riley and the other defendants possess the remainder.

The property involved lies in the very center of the up-town business section, and efforts to effect its sale have been frequent within the past year, several firms of brokers taking a hand at it.

Will Remove Old Landmark.

Announcement is made that one of the ancient landmarks of Georgetown is about to give place to a new structure, to be used for charitable purposes. The building in question is that occupied for many years as the seminary of Miss English, at the northeast corner of Thirtieth and N streets northwest. Through the will of Miss Margaret Eades, the property is to be remodeled into what will be known in the future as the Margaret Eades Home. The building committee of the home has commissioned Marsh & Peter, architects, to prepare plans for the new structure. Among the principal sales of the week was the Galt house and lot, at the north-

west corner of Ninth street and Grant place, by the trustee of the estate, to Victor J. Evans. The property sold is 40 feet on Ninth street and 170 feet on Grant place, containing 6,800 square feet, and the price paid was \$34,000 a square foot, or \$44,000. It is the intention of Mr. Evans to erect on the lot a three-story store and office building, the upper floors of which will be occupied by him as offices for his business as patent attorney.

The sale of the Davidge mansion, at the southeast corner of Seventeenth and H streets northwest, to Mrs. Anne Jennings Miller, to be occupied as an enlargement of her Gallery of Foreign Arts, was also announced. The lot is 50 by 190 feet, and the price is said to be \$30,000. The mansion was for years the home of Judge Walter D. Davidge. It is said to be Mrs. Miller's intention to have extensive repairs to the house before its occupation.

Property Sold in Thirteenth Street.
The properties at 729 and 731 Thirteenth street northwest have been sold by Antonio Siskles to A. F. Luket, the consideration being \$30,000. The deal was made through Blundon, O'Brien & Belt, in connection with F. W. Graham. The two properties have a frontage of 29 feet and a depth of 80 feet. It is the intention of the new owner to remodel the buildings and make use of them for rental purposes.

Thomas R. Aquilino, who recently purchased from John R. McLean the property at the northwest corner of Thirteenth and G streets, last week transferred the same to Arthur Jordan, of Indianapolis. The purchase price is said to have been \$70,000. It is the intention of the owner to improve the buildings and rent the property. The deal was effected through the offices of Frank P. Leetch and Early & Lampton.

Early & Lampton, in connection with Charles B. Fonda, also sold last week to Evers Anson Hayes, Representative of the Fifth district of California, 6,900 square feet of ground in the northern part of the District, being a part of the Lansburgh tract. The ground fronts 318 feet on Nineteenth street, and has a depth of 244 feet. It lies nearly opposite the Chinese Legation. It is Mr. Hayes' intention to erect a residence upon his purchase, where he will make his home when in Washington. The price paid was \$65,000.

K Street Premises Sold.

J. Augustus Taylor, real estate broker, has sold for Dr. Collins, to Herbert A. Gill, the lot on the north side of K street between Sixteenth and Seventeenth streets northwest, for \$11,000. The lot has a frontage of 28 feet and a depth of 146 feet. The area is 4,200 feet, making the price \$2.50 a square foot.

Mr. Taylor has also sold, in connection with H. L. Rust, the residence at 1319 F street northwest to Mr. Wagner for \$7,500, and in connection with Charles A. Schiele, the house at 1340 A street southeast for \$4,000.

Much interest is manifested in the announcement that the Confederate veterans of the District will form an association with a view to the purchase of real estate and the erection of a permanent home for the Confederate societies of the Capital. A committee consisting of Maj. J. McD. Carrington, Judge Seth Shepard, Capt. Hickey, and Capt. William Gordon have the matter in hand. A meeting of those interested in the home building project will be held next Friday evening at Confederate Veteran Hall, 140 H street northwest.

A new real estate firm, under the title of the Rouze-Van Reuth Company has opened offices at 125-27 Pennsylvania avenue northwest, where the Martin Brothers carried on a similar business for several years. The new firm will carry on a general real estate and rental business, and it is said have started well. The members of the company are H. B. Rouze, president, and F. A. Van Reuth, secretary. J. Joseph Drury, formerly connected with the National City Bank, is in charge of the sales department of the company.

BUILDING NOTES.

George L. Goodacre is making preparations to erect a four-story men's hotel at 221 Ninth street northwest, near the corner of New York avenue. It will be constructed of stone and brick, and will have a frontage of 26 feet on Ninth street by 94 feet deep. William Easton prepared the plans and Blundon & Simons will construct the building, at a cost of \$12,000.

Clara A. Riedel has taken out a permit for remodeling the residence at 327 X street northwest. C. I. Greer, architect and builder, prepared the plans and will make the repairs, which are estimated to cost \$2,500.

Lutz & Co., engaged in the manufacture and sale of saddles, harness, trunks, and leather goods, will soon rebuild their place of business, at 1325 F street northwest. The work, which will consist of a new front and rearrangement of the interior, has been awarded to the W. E. Steele Construction company. The plans will be designed by Appleton P. Clark, Jr. The cost will be \$17,000.

The American National Bank has awarded the contract to Richardson & Burgess for remodeling its office building and erecting an ornamental dome on the top. B. Stanley Simmons drew the plans, and the cost is estimated at \$15,000.

Mrs. Charles Burkhardt is about to build a brick bakeshop at 154 Bladensburg road. John Deichman will do the construction work according to plans prepared by himself. The cost will be \$2,000.

W. A. Kimmel has been awarded the contract for remodeling and making extensive repairs upon the Grace Baptist church building, at Ninth and D streets southeast. An addition to the main building will be erected in the rear, 60 by 85 feet, of brick with stone trimmings. The plans were drawn by Frank H. Jackson, and the cost of the improvement will be \$16,000.

S. T. Harris will erect a two-story dwelling at 712 Second street southwest, at an estimated cost of \$2,000. W. S. Pittman, the architect and R. C. Brooks the builder.

W. L. Turner has been awarded the contract for the construction of a two-story brick dwelling for Charles B. Bailey, at 1115 Twentieth street northwest. It will be built of brick and stone and cost about \$5,000. Hill & Kendall drew the plans.

William Miller and William Miller, Jr., are preparing to erect two semi-detached dwellings on ground owned by the former adjoining his residence on the Brightwood road. One of the houses will be occupied by William Miller, Jr., who recently sold his residence, known as the Heine house, to Anton Ostman.

C. A. Langley has been awarded the contract for remodeling the residence of John J. Hemphill, at 220 Bancroft place. L. W. Norris executed the plans, and the improvement will cost \$5,000.

Six of the most prominent builders of Washington are making estimates upon the alterations and addition to be built to the residence of Frank R. Zahn, at 1709 N street northwest. Harding & Upman drew the plans, and bids are to be submitted on or before May 15.

Bids for remodeling the old Y. M. C. A. building, extensive repairs to which are to be made this year, to refit it for the Junior Y. M. C. A., were submitted to the architects, Harding & Upman, last Friday, and the award will be made within a few days. Six building firms estimated upon the work.

SONG KING TO REIGN

Royal Welcome Prepared for Singers from Austria.

CONCERT AT WHITE HOUSE

President to Meet Wiener Maennerchor in East Room—General Reception in Honor of Visitors to Be Held at New Willard—Marine Band to Serenade Famous Minstrels.

After a conference at the White House and the Austrian Embassy yesterday, George W. Spier, chairman of the committee for the reception and entertainment of the Wiener Maennerchor, the presidents of the Saengerbund, the German Central Verein, and those specially invited by the committee, will take place, to its capacity. Arrangements were completed as to the disposition about the East Room of the singers and guests. President Roosevelt, surrounded by his party, will occupy such a position that the singers and their hosts will form a semi-circle around him, enabling him to observe everything and everybody, and also obtaining thereby the most satisfactory results so far as the artistic effect of the song numbers is concerned.

A large party from the New York Liederkreis and the Junger Maennerchor, of Philadelphia, will accompany the Austrian visitors to this city, and will again return with them after the object of their mission here will have been accomplished.

Marine Band to Serenade.

An opportunity will be given to the distinguished foreigners to pass judgment on the merits of America's crack military band, the Marine Band, which will serenade the Wiener Maennerchor at the depot when they board the special train on their return to New York. Lieut. Santelman, the leader of the band, will direct, and the programme selected by him will most particularly appeal to the musical instincts of the minstrels from the city on the banks of the Blue Danube, where so many of the world's celebrated composers have seen the light of day, and where song and music are looked upon not as a luxury, but as an absolute necessity of life.

The programme for the reception at the New Willard, which is subject to changes, has been decided upon as follows: Songs of greeting by the Saengerbund male chorus, Prof. Henry Xander directing; introduction of Frank Claudy, honorary president of the Saengerbund, by Chairman Spier, and reading of an original poem of welcome by Mr. Claudy. This is to be followed by a brief address by George W. Spier, chairman of the executive committee, at the conclusion of which he will confer upon Franz Schneiderhan, the president of the visiting society, the honorary membership of the Washington Saengerbund, at the same time planning on Mr. Schneiderhan's breast the emblem of the Saengerbund, a miniature lyra of solid gold, and giving him the diploma of honorary membership.

Comforts of Visitors.

Particular attention will be paid to the comfort and entertainment of the women in the visiting party, and little Miss Elsie Joras, daughter of A. F. Joras, of the executive committee, in the name of the committee, will present the fair guests with a huge bouquet of flowers. A great cluster of American Beauty roses, tied with a broad black and yellow ribbon—colors of the Imperial house of Hapsburg—and suitably inscribed, the present of William F. Gude, will serve as a further proof of the newly effected alliance between Vienna and Washington. The twenty-four flags and banners of the societies composing the German Central Verein, the flag of the Saengerbund, the Stars and Stripes, the flags of Vienna and of the Imperial family of Austria will be used in a unique scheme for the decoration of the large reception hall at the New Willard, the Navy Department having furnished the flags needed for this purpose.

Arrive Ahead of Time.

The steamer Oceanic of the Hamburg-American line, with the Vienna singers on board, arrived at New York yesterday morning ahead of schedule time, giving the visitors a chance to become better acquainted with their New York friends before coming to this city. A member of the Austrian Embassy has been designated by Ambassador Hengemueller to represent him at the Pennsylvania depot here on their arrival. A committee of the Saengerbund will also be on hand to meet them.

Firemen's Memorial Day

May 15 Set Aside to Pay Tribute to the Dead.

Chief Belt Declares Graves of Departed Members Shall Be Kept Green.

May 15 of each year will hereafter be known in the District as Firemen's Memorial Day. Chief W. T. Belt has completed arrangements for the decoration on that day of the graves of the deceased members of his department. The decorations, consisting of twenty-two-inch wreaths of Southern galax, studded with roses, carnations, and asparagus green, have been prepared expressly for the day by J. G. Gude & Co., florists.

A fireman will be detailed to visit the grave of each member and lay thereon one of these tributes. The detail, moreover, will be instructed to note carefully the condition of each grave and report to Chief Belt any improvements or repairs that may be necessary. The chief states that wherever the remains of a member of his department may be interred, on Firemen's Memorial Day the graves will be visited and a floral tribute of remembrance placed thereon.

Largest Morning Circulation.

All advertising contracts made by The Washington Herald are based upon its own circulation—a circulation in Washington larger by thousands than was ever before attained by any morning newspaper at the Capital. Its books are open.

MARRIAGE LICENSES.

John L. Hamrick, 30, and Sarah C. Jackson, 26, Rev. Ambrose Bayan.
Charles Foster, 23, and Bessie Eirian, 21, Rev. J. B. McLaughlin.
Joseph J. Thomas, 25, of Cresona, Pa., and Della A. Stein, 23, of Llewellyn, Pa., Rev. J. E. Grice.
John M. Spicer, 22, and Jennie A. Haines, 19, both of Baltimore, Md., Rev. D. C. McLeod.
Lillian McLeod, 21, and Nannie D. Rice, 21, both of Germantown, Va., Rev. J. E. Irvine.
Charles Hman, 23, and Carrie Granger, 23, both of Baltimore, Md., Rev. J. B. McLaughlin.

DEATH RECORD.

George R. Euditt, 315 L st. sw., 57 years.
James H. Coker, 182 1/2 st. sw., 55 years.
Ella C. Carroll, 1215 I st. sw., 77 years.
Mary E. McNair, 622 Ingraham st., Brightwood, 54 years.
James O'Donnell, 1719 16th st. sw., 2 years.
George Arnold, 1343 F st. sw., 75 years.
Mary A. Shiles, 213 2nd st. sw., 84 years.
Emily S. D. Russell, 315 Mechanics place sw., 79 years.

COLORED.

Wm. H. Brown, 618 st. sw., 50 years.
Joseph Deuster, 1003 11th st. sw., 24 years.
Henry Connor, Freedmen's hospital, 50 years.
Peter Colburn, 62 2d st. sw., 60 years.
James H. Robinson, 61 Grant st., 3 years.

BUILDING PERMITS.

To Andrew C. Baumbach, for one two-story frame dwelling on Sixteenth street, near Chapel road. Architect, P. Martin. Builder, William D. Hage. Estimated cost, \$1,000.

represent him at the Pennsylvania depot here on their arrival. A committee of the Saengerbund will also be on hand to meet them. Chairman Spier has called a special meeting for this afternoon at the Saengerbund Hall for the purpose of distributing tickets of admission to the New Willard and definitely announcing the programme and giving other desired information.

LOYAL LEGION LEADER.

Maj. William Pitkin Huxford, U. S. A., retired, who was elected recorder of the commandery of the District of Columbia, Military Order of the Loyal Legion, for the twentieth time at the annual meeting Wednesday night, is recognized throughout the order as one of its most prominent members and an authority on interpretation of its constitution. He was elected a member of the council-in-chief of the order in 1891, continuing as such until 1897, when elected its registrar-in-chief, and has been re-elected biennially since, the office being second only to that of recorder-in-chief, and its incumbent being the constitutional substitute therefor in event of his death or disability. He has been a representative of the commandery in every quadrennial congress of the order, beginning with that of 1885, and has had much to do with the legislation enacted thereby, having served on, and twice been chairman of, the important committee to which all proposed amendments of its organic law was referred for consideration and recommendation. That



Maj. William Pitkin Huxford.

he has the enthusiastic approval of the commandery is shown by his repeated re-elections and the following extract from the (unanimously adopted) report of the council Wednesday night: "The council of the order, in the person of Maj. Huxford, the recorder, has the complete and concise system of records devised and kept by the recorder, and his able and successful management of the affairs of the commandery, and his confidence and confidence deserved by his tireless zeal, to which the present general welfare of the commandery and its continued high standing in the order is attributable."

Address by President Fitz.

The president of the congress, Prof. Reginald H. Fitz, will deliver an address Tuesday evening, at 8 o'clock, following which he will receive the members, the invited guests, and the accredited visitors at the Arlington.

All physicians are invited to attend the sessions of the congress, and the public meetings of the constituent societies. The officers of the congress are as follows: President, Reginald H. Fitz, M. D.; secretary and chairman of executive committee, William H. Carmah, M. D.; New Haven, Conn.; treasurer, Newton M. Smith, M. D.; Baltimore; and the presidents, ex-officio, presidents of constituent societies.

The committee of arrangements includes: A. R. Shands, M. D., chairman, Washington; Dr. A. C. Barker, Washington; Dr. E. R. Loring, Washington; Dr. H. W. Thomas, Baltimore; Dr. Joseph Taber Johnson, Washington; Dr. J. H. Bryan, Washington; Dr. George Tully Vaughan, Washington; Dr. W. E. F. Paine, Washington; Dr. George M. Kiser, Washington; Dr. W. H. Howell, Baltimore; Dr. S. S. Adams, Washington; Dr. Wilma A. White, Washington; Dr. Hugh H. Young, Baltimore; Dr. James Carroll, Washington.

Many school officials from all over the country, particularly the East, are coming to this city to attend the convention. It is understood by them that a great deal of attention will be devoted to hygiene in the public schools of the country.

Many Scales Destroyed.

According to Col. W. C. Haskell, sealer of weights and measures, 231 scales, weights, and measures have been seized, condemned, and destroyed within the last few months because of their defective condition. They are classified as follows: Spring balance scales, 41; counter scales, 15; weights, 11, and measures, 64. Among the spring balance scales were, family scales, 7; butchers' scales, 12; computing scales, 4; ice scales, 6, and small scales of a cheap variety, 6.

Readings for the Blind.

The following is the programme for volunteer readings and music in the Reading Room for the Blind, at the Library of Congress, 2:30 to 3:30 p. m.: Tuesday, Rev. G. Livingston Bayard, chaplain; U. S. N. Thursday, song recital, Mrs. Theodore E. Spencer, contralto; Mr. B. Allen Terrell, tenor; Mrs. William Hamilton Bayly, accompanist. Saturday, Mr. W. E. Safford.

Old English Architecture

Fine Row of Houses Facing South on Euclid Street N. W.

An adaptation of old English architecture to modern comfort produces a broad, low effect of solid pebbledash wall, with overhanging roofs of red tile, broken by gables, dormers, and large decorative chimneys. The numerous windows are varied in size and also by such different patterns. The wide porches, with stone balustrade, and the tiled roofs over the front doors carry out the color effect of red and cream color, while a warm glow in the window frames brings out the white of the rest of the work. The lots being from twenty to forty feet wide, permit the dining-rooms of the inner houses to be lighted from two sides, and the kitchens from three.

COLORED.

The third floor is like the second in arrangement of rooms, bath, and kitchen, etc., etc. A laundry, servants' room, and bath, separated from the furnace room by brick walls and such doors, make an unusual feature. In addition to closets in all bedrooms are linen and broom closets in the halls. Especially designed mantels, china closets, etc., give character to the rooms, while double doors (hinge-lined), tight windows, good construction, and hot-water heat insure comfort. A well-lighted kitchen, with large dresser, modifiable sink, porcelain sink, arrangement for both gas and coal ranges, cold closet with drain for refrigerator, swing doors into pantry and dining-room, with back stairs both up and down from a large, light pantry, make housekeeping pleasant. No windows are opposite a neighbor's, and privacy is insured to the front porches.

WITH EUCLID STREET ABOUT TO BE CUT THROUGH TO COLORADO ROAD, THE LOCATION IS JUST OFF TWO CAR LINES AND ON THE HIGHEST PART OF WASHINGTON HEIGHTS.

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DOCTORS MEET HERE

Congress of Physicians and Surgeons Opens Tuesday.

SESSIONS FOR THREE DAYS

Fifteen National Societies Will Be Represented at the Convention. Men of Highest Standing to Attend. School Officials Will Also Be Present to Hear the Discussions.

Medical specialists to the number of 1,500 or more, all men who enjoy a national reputation in their respective branches of the profession, will visit Washington next week to attend the seventh triennial session of the Congress of American Physicians and Surgeons. The congress will hold sessions Tuesday, Wednesday, and Thursday in the convention hall of the Arlington Hotel, and questions of wide interest to the medical profession and the world at large will be discussed.

The congress is composed of the full membership of fifteen national medical societies, as follows:

American Ophthalmological Society, American Otological Society, American Neurological Association, American Gynecological Society, American Dermatological Association, American Laryngological Association, American Psychological Association, American Climatological Society, American Association of American Physicians, American Association of Genito-Urinary Surgeons, American Oculoplastic Association, American Physiological Society, American Pediatric Society, American Medical-Psychological Association, American Association of Pathologists and Bacteriologists.

Men of High Standing.

These constituent societies number upon their membership rolls only men of wide reputation. Each society has about 500 members, and the presidents of these organizations are the vice presidents, ex-officio, of the congress.

Each constituent society will hold morning sessions of its own during the days of the congress, at which papers on subjects associated with the specialty of the different organizations will be read and discussed. The societies will come together in general congress Tuesday and Wednesday afternoons, when the subjects under discussion will be of interest to all the specialists.

The individual meetings of the societies will begin at 9:30 o'clock Tuesday morning. The societies will meet in the following places, given in the order in which the organizations appear above: Convention hall of the Arlington, convention hall of the Arlington, the New Willard, lecture hall, George Washington University; Cosmos Club, Shermans Hotel, banquet hall, New Willard; banquet hall, New Willard; Shoreham Hotel, art gallery, Arlington Hotel; anatomical hall, George Washington Medical College; Arlington Hotel, New Willard Hotel, and George Washington Medical College.

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REMARKABLE VALUES SPLENDID NEW HOUSES

Nos. 2112, 2116, 2119, and 2122
Flagler Street Northwest

Seven bright rooms and modern tiled bathrooms, finished in selected hardwood; handsomely decorated; fine cabinet mantels; many large closets; light concrete cellars.

Price, \$3,975 Reduced from \$4,400
\$350 Cash Balance, \$20 Monthly